

EXHIBIT B

Port Arthur Holdings III, Ltd.
712 Main
29th Floor
Houston Tx 77002

CUSTOMER ID : CIR053

INVOICE NO: 200812131
DATE : 12/24/2008

CIRCUIT CITY #4249
9954 MAYLAND DRIVE
RICHMOND VA 23233

===== REMIT TO =====
Port Arthur Holdings III, Ltd.
712 Main
29th Floor
Houston Tx 77002

| DESCRIPTION | QTY | PRICE | TAX | EXTENDED |
|-------------|-----|-------|-----|----------|
|-------------|-----|-------|-----|----------|

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|------------|------|----------|------|----------|
| 2008 TAXES | 1.00 | 62743.61 | 0.00 | 62743.61 |
|------------|------|----------|------|----------|

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| TAX=> | 0.00 |
| TOTAL=> | 62743.61 |

Port Arthur 3**2008 Tax Billings**

Ross and Circuit City

| | | Lease | End | | | 2008 Property | Portion of | Billing |
|-----------------------------------|--------|------------|------------|---------------------------|------------|---------------|-------------|------------|
| | NRA | Begin Date | Of Year | | NRA Factor | Taxes | Year Factor | |
| Dollar Tree | 9,000 | 9/9/2008 | 12/31/2008 | | 11.0537% | 27,576.92 | 31.1475% | 8,589.53 |
| Anna's Linens | 6,500 | 11/27/2008 | 12/31/2008 | | 7.9832% | 19,916.66 | 9.5628% | 1,904.60 |
| Circuit City | 20,477 | 1/1/2008 | 12/31/2008 | | 25.1495% | 62,743.61 | 100.0000% | 62,743.61 |
| Petco Southwest | 15,257 | 4/27/2008 | 12/31/2008 | | 18.7384% | 46,749.00 | 68.0328% | 31,804.65 |
| Ross | 30,187 | 6/9/2008 | 12/31/2008 | | 37.0752% | 92,496.04 | 56.2842% | 52,060.61 |
| | 81,421 | | | | 100.0000% | 249,482.24 | | 157,103.01 |
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| Main- PT El Paso Ave .6631 AC | | | Jefferson | 059150-000-000010-00000-2 | | 263.63 | | |
| Main- Pt El Paso Ave R/W .0172 AC | | | Jefferson | 059150-000-000050-00000-8 | | 8.11 | | |
| Main- Pt of Lot 1 4.879 AC | | | Jefferson | 059150-000-000100-00000-1 | | 238,680.97 | | |
| Main- Pt of Lt 1 2.375 AC | | | Jefferson | 059150-000-000101-00000-9 | | 10,529.53 | 249,482.24 | |

Questions concerning **APPRAISED VALUE** or **EXEMPTIONS GRANTED** should be directed to the **JEFFERSON COUNTY APPRAISAL DISTRICT** (409) 727-4611 or (409) 840-9944.

NOTE: Reflects additional taxes that would have been assessed if the City of Beaumont and the County had not voted for a Sales Tax.

NOTE: If a mortgage company is responsible for payment of these taxes, please write your loan number on this statement and immediately send it to the mortgage company.

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JEFFERSON COUNTY TAX STATEMENT 2008

MIRIAM K. JOHNSON, RTA
ASSESSOR & COLLECTOR OF TAXES



Questions concerning this TAX BILL should be directed to the
JEFFERSON COUNTY TAX OFFICE (409) 835-8516 or
(409) 983-8316.

Questions concerning APPRAISED VALUE or EXEMPTIONS
GRANTED should be directed to the **JEFFERSON COUNTY**
APPRAISAL DISTRICT (409) 727-4611 or (409) 840-9944.

| OWNER NAME AND ADDRESS | ACCOUNT NUMBER | PROPERTY DESCRIPTION |
|-------------------------------------|--------------------------------|------------------------------------|
| PORT ARTHUR HOLDINGS III LTD | 059150-000/000050-00000 | PT EL PASO AVE R/W .0172 AC |
| 712 MAIN ST FL 29 | DATE OF NOTICE | SHOPPES AT PORT ARTHUR |
| HOUSTON TX 77002-3210 | 10/24/08 | (25 LINEAR FT - NISD) |
| | PARCEL ADDRESS: | |

NOTE: Reflects additional taxes that would have been assessed if the City of Beaumont and the County had not voted for a Sales Tax.

| Taxing Jurisdiction | Exemption | Taxable Value | Rate Per \$100 | Taxes | Appraisal Value |
|--------------------------|-----------|---------------|----------------|--------|------------------------|
| JEFFERSON COUNTY | \$0 | \$320 | .38500000 | \$1.17 | 100% Land Value |
| *Sales Tax Savings \$.37 | | | | | 100% Improvement Value |
| NEDERLAND I.S.D. | \$0 | \$320 | 1.12000000 | \$3.58 | 100% Total Value |
| | | | | | Capped Value |
| CITY OF PORT ARTHUR | \$0 | \$320 | .78000000 | \$2.43 | |
| PORT OF PORT ARTHUR | \$0 | \$320 | .12815000 | \$.41 | |
| DRAINAGE DISTRICT #7 | \$0 | \$320 | .13985000 | \$.45 | |
| SABINE-NECHES NAV. DIST. | \$0 | \$320 | .02241800 | \$.07 | |
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NOTE: If a mortgage company is responsible for payment of these taxes, please write your loan number on this statement and immediately send it to the mortgage company.

PAYMENT OPTIONS

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|------------------------------------|--|
| DISASTER PAYMENT OPTION | Per Sec. 31.032 of the Texas Property Tax Code ... If the property described in this document is the residence homestead of the owner or consists of property that is used for residential purposes and has fewer than five living units, you may pay your current year taxes in installments with no penalty or interest ... or, |
| OVER 65 OR DISABLED PAYMENT | If you are at least 65 years of age or disabled and qualify for an exemption under Section 11.13(c) of the Texas Property Tax Code, you may pay your residential homestead current year taxes in installments with no penalty or interest. Payments are due as follows: 1/4 due by January 31 1/4 due by March 31 1/4 due by May 31 1/4 due by July 31 *Contact our office regarding this payment plan no later than December 15. |
| CREDIT CARD PAYMENT | Call 1-866-549-1010 or visit www.certifiedpayments.net (Use Bureau Code 2238888). After authorization of your payment, you will be given a confirmation number that you should keep for your records. There will be a nominal fee charged for this service. |

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR 2008

| ACCOUNT NUMBER | IF PAID BY JANUARY 2009 | \$8.11 |
|--------------------------------|---------------------------------|---------------|
| 059150-000/000050-00000 | IF PAID BY FEBRUARY 2009 | \$8.67 |
| | IF PAID BY MARCH 2009 | \$8.85 |

MAKE PAYABLE TO:

MIRIAM K. JOHNSON, RTA
ASSESSOR & COLLECTOR OF TAXES
P.O. BOX 2112
BEAUMONT, TEXAS 77704-2112

PORT ARTHUR HOLDINGS III LTD
712 MAIN ST FL 29
HOUSTON TX 77002-3210

AMOUNT PAID: \$

*PLEASE NOTE YOUR ACCOUNT
NUMBER ON YOUR CHECKS*



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**JEFFERSON COUNTY TAX STATEMENT 2008****MIRIAM K. JOHNSON, RTA**
ASSESSOR & COLLECTOR OF TAXESQuestions concerning this TAX BILL should be directed to the
JEFFERSON COUNTY TAX OFFICE (409) 835-8516 or
(409) 983-8316.Questions concerning APPRAISED VALUE or EXEMPTIONS
GRANTED should be directed to the **JEFFERSON COUNTY**
APPRAISAL DISTRICT (409) 727-1611 or (409) 840-9944.

| OWNER NAME AND ADDRESS | ACCOUNT NUMBER | PROPERTY DESCRIPTION |
|-------------------------------------|--------------------------------|-------------------------------|
| PORT ARTHUR HOLDINGS III LTD | 059150-000/000100-00000 | PT OF LOT 1 4.879 AC |
| 712 MAIN ST FL 29 | DATE OF NOTICE | SHOPPES AT PORT ARTHUR |
| HOUSTON TX 77002-3210 | 10/24/08 | (PAID) |
| | PARCEL ADDRESS: | |

NOTE: Reflects additional taxes that would have been assessed if the City of Beaumont and the County had not voted for a Sales Tax.

| Taxing Jurisdiction | Exemption | Taxable Value | Rate Per \$100 | Taxes | Appraisal Value |
|--|-----------|---------------|----------------|---------------------|------------------------------------|
| JEFFERSON COUNTY | \$0 | \$8,754,700 | .38500000 | \$31,954.88 | 100% Land Value \$764,000 |
| *Sales Tax Savings \$10,118.94 | | | | | 100% Improvement Value \$7,990,000 |
| PORT ARTHUR ISD | \$0 | \$8,754,700 | 1.31110000 | \$114,782.87 | 100% Total Value \$8,754,700 |
| CITY OF PORT ARTHUR | \$0 | \$8,754,700 | .78000000 | \$68,536.72 | Capped Value |
| PORT OF PORT ARTHUR | \$0 | \$8,754,700 | .12818000 | \$11,219.15 | EXEMPTION/DEFERRALS |
| DRAINAGE DISTRICT #7 | \$0 | \$8,754,700 | .13985000 | \$12,225.94 | |
| SABINE-NECHES NAV. DIST. | \$0 | \$8,754,700 | .02241800 | \$1,962.83 | |
| | | | | | |
| TOTAL TAXES DUE BY JANUARY 31, 2009 | | | | \$238,680.97 | |

NOTE: If a mortgage company is responsible for payment of these taxes, please write your loan number on this statement and immediately send it to the mortgage company.

PAYMENT OPTIONS

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| DISASTER PAYMENT OPTION | Per Sec. 31.032 of the Texas Property Tax Code. If the property described in this document is the residence homestead of the owner or consists of property that is used for residential purposes and has fewer than five living units, you may pay your current year taxes in installments with no penalty or interest. . . . or. |
| OVER 65 OR DISABLED PAYMENT | If you are at least 65 years of age or disabled and qualify for an exemption under Section 11.13(c) of the Texas Property Tax Code, you may pay your residential homestead current year taxes in installments with no penalty or interest. Payments are due as follows: 1/4 due by January 31 1/4 due by March 31 1/4 due by May 31 1/4 due by July 31 Contact our office regarding this payment plan no later than December 15. |
| CREDIT CARD PAYMENT | Call 1-866-549-1010 or visit www.certifiedpayments.net (Use Bureau Code 222-8888). After authorization of your payment, you will be given a confirmation number that you should keep for your records. There will be a nominal fee charged for this service. |

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**TAX YEAR 2008**

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|--------------------------------|---------------------------------|---------------------|
| ACCOUNT NUMBER | IF PAID BY JANUARY 2009 | \$238,680.97 |
| 059150-000/000100-00000 | IF PAID BY FEBRUARY 2009 | \$255,388.64 |
| | IF PAID BY MARCH 2009 | \$260,162.25 |

MAKE PAYABLE TO:**MIRIAM K. JOHNSON, RTA**
ASSESSOR & COLLECTOR OF TAXES
P.O. BOX 2112
BEAUMONT, TEXAS 77704-2112**AMOUNT PAID:** \$*PLEASE NOTE YOUR ACCOUNT
NUMBER ON YOUR CHECKS***PORT ARTHUR HOLDINGS III LTD**
712 MAIN ST FL 29
HOUSTON TX 77002-3210

059150000000010000000000

**JEFFERSON COUNTY TAX STATEMENT 2008****MIRIAM K. JOHNSON, RTA**
ASSESSOR & COLLECTOR OF TAXESQuestions concerning this TAX BILL should be directed to the
JEFFERSON COUNTY TAX OFFICE (409) 835-8516 or
(409) 983-8316.Questions concerning **APPRAISED VALUE** or **EXEMPTIONS**
GRANTED should be directed to the **JEFFERSON COUNTY**
APPRAISAL DISTRICT (409) 727-4611 or (409) 840-9944.

| OWNER NAME AND ADDRESS | ACCOUNT NUMBER | PROPERTY DESCRIPTION |
|-------------------------------------|--------------------------------|-------------------------------|
| PORT ARTHUR HOLDINGS III LTD | 059150-000/000101-00000 | PT LOT 1 2.375 AC |
| 712 MAIN ST FL 29 | DATE OF NOTICE | SHOPPES AT PORT ARTHUR |
| HOUSTON TX 77002-3210 | 10/24/08 | (NISD) |
| | PARCEL ADDRESS: | |

NOTE: Reflects additional taxes that would have been assessed if the City of Beaumont and the County had not voted for a Sales Tax.

| Taxing Jurisdiction | Exemption | Faxable Value | Rate Per \$100 | Taxes | Appraisal Value |
|--|-----------|---------------|----------------|--------------------|----------------------------|
| JEFFERSON COUNTY | \$0 | \$415,330 | .36500000 | \$1,515.95 | 100% Land Value \$415, |
| *Sales Tax Savings \$480.05 | | | | | 100% Improvement Value |
| NEDERLAND I.S.D. | \$0 | \$415,330 | 1.1200000 | \$4,651.70 | 100% Total Value \$415, |
| | | | | | Capped Value |
| CITY OF PORT ARTHUR | \$0 | \$415,330 | .76000000 | \$3,155.51 | EXEMPTION/DEFERRALS |
| PORT OF PORT ARTHUR | \$0 | \$415,330 | .12815000 | \$532.25 | |
| DRAINAGE DISTRICT #7 | \$0 | \$415,330 | .13985000 | \$580.01 | |
| SABINE-NECHES NAV. DIST. | \$0 | \$415,330 | .02241800 | \$93.11 | |
| | | | | | |
| TOTAL TAXES DUE BY JANUARY 31, 2009 | | | | \$10,529.53 | |

| Penalty and Interest Charged | Rate | Current Taxes |
|------------------------------|------|---------------|
| Paid By Feb 28, 2009 | 7% | \$11,281 |
| Paid By Mar 31, 2009 | 9% | \$11,471 |
| Paid By Apr 30, 2009 | 11% | \$11,681 |
| Paid By May 31, 2009 | 13% | \$11,891 |
| Paid By Jun 30, 2009 | 15% | \$12,101 |

NOTE: If a mortgage company is responsible for payment of these taxes, please write your loan number on this statement and immediately send it to the mortgage company.

PAYMENT OPTIONS

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| DISASTER PAYMENT OPTION | Per Sec. 31.032 of the Texas Property Tax Code: If the property described in this document is the residence homestead of the owner or consists of property that is used for residential purposes and has fewer than five living units, you may pay your current year taxes in installments with no penalty or interest, or, |
| OVER 65 OR DISABLED PAYMENT | If you are at least 65 years of age or disabled and qualify for an exemption under Section 11.13(c) of the Texas Property Tax Code, you may pay your residential homestead current year taxes in installments with no penalty or interest. Payments are due as follows: 1/4 due by January 31 1/4 due by March 31 1/4 due by May 31 1/4 due by July 31. * Contact our office regarding this payment plan no later than December 15. |
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PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR 2008

| | | |
|--------------------------------|---------------------------------|--------------------|
| ACCOUNT NUMBER | IF PAID BY JANUARY 2009 | \$10,529.53 |
| 059150-000/000101-00000 | IF PAID BY FEBRUARY 2009 | \$11,266.61 |
| | IF PAID BY MARCH 2009 | \$11,477.19 |

MAKE PAYABLE TO:**MIRIAM K. JOHNSON, RTA**
ASSESSOR & COLLECTOR OF TAXES
P.O. BOX 2112
BEAUMONT, TEXAS 77704-2112**PORT ARTHUR HOLDINGS III LTD**
712 MAIN ST FL 29
HOUSTON TX 77002-3210**AMOUNT PAID:***PLEASE NOTE YOUR ACCOUNT
NUMBER ON YOUR CHECKS*

0591500000000101000000

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